

# Sutter County Economic Forecast

Sutter County is located in Northern California. The county shares a border with Butte County to the north and Sacramento County to the south. Sutter County has a population of 88,950 people and 26,940 wage and salary jobs. The per capita income in the county is \$26,030, and the average salary per worker is \$32,150.

In 2004, 160 total wage and salary jobs were created in Sutter County, representing an increase in employment of 0.6 percent. Non-farm employment added 440 jobs, which represents a growth rate of 1.9 percent. Farm employment, on the other hand, lost 280 jobs. The unemployment rate, which has been falling since 2001, averaged 10.6 percent in 2004.

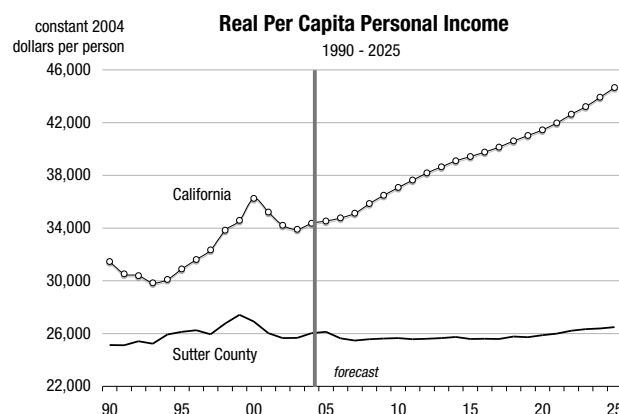
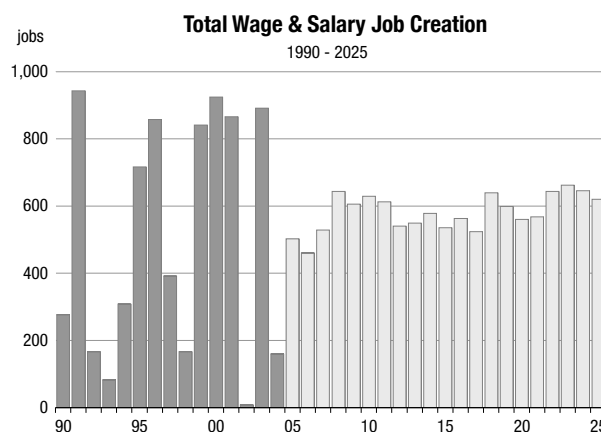
The principal industries that are producing jobs in Sutter County are construction, financial activities, professional services, and government. Each of these sectors created 90 or more jobs last year. The most significant decline in employment last year took place in the farm sector, where employment declined 6.8 percent. Farm employment accounts for 14 percent of total employment in the county. The other largest employment sectors in the county are retail trade, government, and education and healthcare services.

The population grew in Sutter County at a rate of 2.5 percent in 2004. The fastest growing city in the county is Yuba City, which jumped 14 percent between January 2004 and January 2005. Yuba City now has a population of 58,370. Net migration was positive last year, with an estimated 1,420 migrants entering the county.

Employment growth is expected to increase over the next several years, as a result of growth in the non-farm sector. Population growth will also increase over the forecast as more jobs are created in the county.

## Forecast Highlights

- Non-farm job growth is forecast to increase in 2005 by 3.1 percent. Job growth is expected to remain high over the next five years, averaging 2.7 percent per year over that time period. Farm employment is forecast to continue to shrink in the county, at an average annual rate of nearly 3 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.5 percent per year over the next 5 years.
- Between 2005 and 2010, the momentum for employment growth is in education and healthcare services and retail trade. These two sectors account for nearly 70 percent of all jobs created in the county over the next five years.
- The population will continue to grow, and at a significantly faster rate than the state average. Annual growth in the



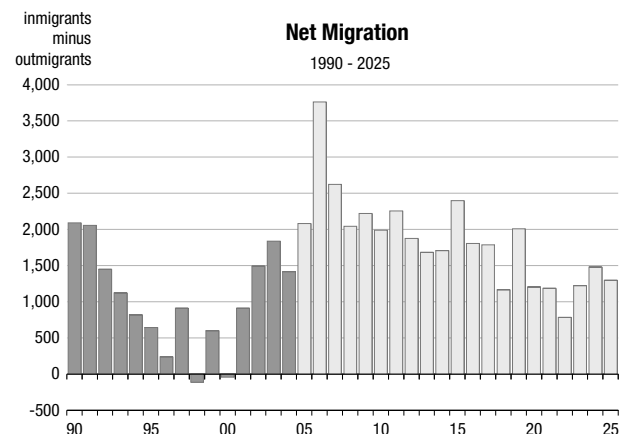
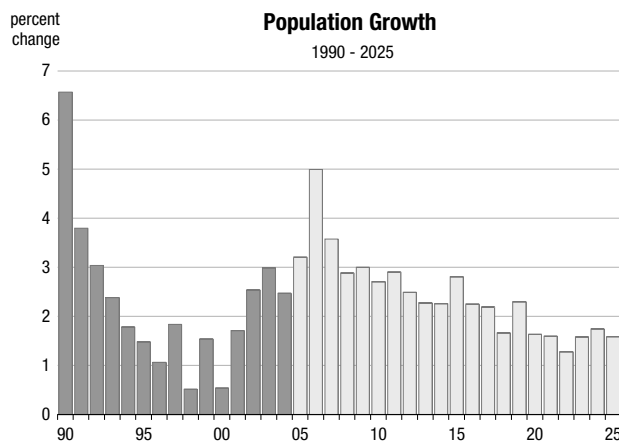
2005 to 2010 period averages 3.4 percent per year. Average growth in the state during this same period is 1.5 percent per year.

- Net migration will increase to an estimated 2,100 people in 2005. Over the next five years net migration is expected to increase to an average of 2,530 net migrants entering the county per year.
- Real per capita income is forecast to increase 0.4 percent in 2005. Over the next five years however, real per capita incomes are expected to decline an average of 0.4 percent per year. Real personal income does not rise as fast as population growth. After 2010, population growth slows and real per capita incomes begin to rise.
- Industrial production is forecast to increase 4.1 percent in 2005. Over the next five years the growth rate of industrial production will increase, with total production rising 6.9 percent per year. Total crop production is expected to decline an average of 3.3 percent per year between 2005 and 2010.

# Sutter County Economic Forecast

## 1995-2004 History, 2005-2025 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1995	75,300	644	68.1	26.7	474	\$0.6	\$1.5	\$26,124	2.0	433.1	215.0	17.2
1996	76,100	239	68.9	27.0	287	\$0.7	\$1.6	\$26,243	2.3	388.1	239.4	16.1
1997	77,500	912	65.9	27.3	246	\$0.7	\$1.6	\$25,935	3.4	343.6	264.0	15.3
1998	77,900	-113	69.7	27.6	208	\$0.8	\$1.7	\$26,752	3.2	322.3	249.4	15.6
1999	79,100	599	72.0	27.8	183	\$0.8	\$1.9	\$27,426	4.2	400.7	307.3	13.1
2000	79,526	-42	74.2	27.0	249	\$1.0	\$1.9	\$26,901	4.5	375.3	339.7	9.4
2001	80,889	910	77.5	27.2	447	\$1.0	\$2.0	\$26,034	5.4	276.8	334.9	9.8
2002	82,942	1,493	81.8	27.7	658	\$1.0	\$2.1	\$25,644	1.6	299.8	310.9	11.0
2003	85,423	1,838	82.2	28.2	991	\$1.1	\$2.2	\$25,673	1.8	304.7	320.1	11.2
2004	87,534	1,418	88.6	28.8	1,296	\$1.2	\$2.3	\$26,028	1.2	322.4	319.4	10.6
2005	90,339	2,084	91.9	30.1	2,031	\$1.4	\$2.4	\$26,126	1.7	312.1	332.4	9.7
2006	94,851	3,764	95.4	32.2	1,462	\$1.5	\$2.6	\$25,633	2.7	303.6	361.9	9.3
2007	98,245	2,623	99.0	33.7	1,215	\$1.6	\$2.7	\$25,464	2.6	292.2	385.1	8.8
2008	101,079	2,043	102.8	34.9	1,303	\$1.7	\$2.9	\$25,563	2.6	286.5	406.9	8.1
2009	104,110	2,221	106.8	36.3	1,189	\$1.8	\$3.0	\$25,622	2.5	276.0	436.0	7.8
2010	106,930	1,992	110.9	37.5	1,311	\$2.0	\$3.2	\$25,647	2.7	264.6	464.0	7.5
2011	110,033	2,256	115.0	38.8	1,131	\$2.1	\$3.4	\$25,572	2.7	257.5	498.3	7.2
2012	112,775	1,877	119.3	39.9	1,046	\$2.2	\$3.5	\$25,601	2.8	249.8	528.0	6.9
2013	115,340	1,682	123.8	41.0	1,056	\$2.3	\$3.7	\$25,656	2.9	240.7	559.8	6.3
2014	117,949	1,708	128.4	42.1	1,366	\$2.4	\$3.9	\$25,735	2.9	232.8	591.0	5.9
2015	121,261	2,398	133.1	43.5	1,078	\$2.6	\$4.2	\$25,587	3.1	224.7	628.5	5.8
2016	123,992	1,807	137.8	44.6	1,083	\$2.7	\$4.4	\$25,598	3.0	216.5	656.9	5.6
2017	126,713	1,788	142.4	45.7	796	\$2.8	\$4.6	\$25,588	2.9	212.8	685.3	5.8
2018	128,820	1,166	147.2	46.5	1,194	\$3.0	\$4.8	\$25,765	2.7	207.4	707.5	5.6
2019	131,780	2,010	152.0	47.7	805	\$3.1	\$5.1	\$25,724	2.8	201.5	747.0	5.5
2020	133,938	1,204	156.8	48.5	813	\$3.3	\$5.3	\$25,866	2.7	196.1	781.5	5.3
2021	136,081	1,186	161.8	49.3	626	\$3.4	\$5.6	\$25,997	2.6	194.4	805.5	5.0
2022	137,822	785	166.8	50.0	832	\$3.6	\$5.9	\$26,219	2.6	189.8	816.8	4.8
2023	140,003	1,223	171.9	50.8	938	\$3.7	\$6.1	\$26,327	2.7	188.7	846.5	4.6
2024	142,445	1,482	177.1	51.8	846	\$3.9	\$6.4	\$26,381	2.7	183.4	882.3	4.5
2025	144,707	1,298	182.3	52.6	658	\$4.1	\$6.7	\$26,486	2.7	178.4	912.1	4.4



# Sutter County Employment Forecast

## 1995-2004 History, 2005-2025 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment ( thousands of jobs)											
1995	21.8	4.23	0.98	1.48	0.44	4.03	0.96	1.13	0.18	2.23	1.78	3.41
1996	22.7	4.63	0.98	1.63	0.53	4.02	0.81	1.20	0.20	2.31	1.82	3.51
1997	23.1	4.30	1.06	1.83	0.58	4.18	0.83	1.24	0.20	2.21	1.83	3.77
1998	23.3	4.23	0.97	1.81	0.59	4.38	0.84	1.23	0.20	2.39	1.80	3.78
1999	24.1	4.08	1.03	2.01	0.66	4.54	0.93	1.36	0.20	2.48	1.92	3.83
2000	25.0	4.01	1.18	2.07	0.63	4.62	0.96	1.47	0.20	2.63	1.97	4.17
2001	25.9	3.84	1.44	2.25	0.63	4.81	1.00	1.45	0.20	2.87	2.16	4.07
2002	25.9	3.51	1.40	1.69	0.66	5.23	1.03	1.58	0.20	3.22	2.36	3.93
2003	26.8	4.07	1.46	1.58	0.64	5.27	0.98	1.79	0.20	3.23	2.24	4.23
2004	26.9	3.79	1.57	1.53	0.63	5.32	1.07	1.91	0.25	3.28	2.21	4.32
2005	27.4	3.58	1.70	1.51	0.62	5.59	1.11	1.98	0.26	3.40	2.30	4.32
2006	27.9	3.43	1.69	1.52	0.62	5.88	1.13	2.03	0.26	3.51	2.36	4.35
2007	28.4	3.31	1.67	1.52	0.65	6.14	1.14	2.07	0.26	3.70	2.42	4.40
2008	29.1	3.22	1.69	1.52	0.70	6.39	1.15	2.11	0.27	3.93	2.47	4.44
2009	29.7	3.16	1.69	1.52	0.76	6.61	1.16	2.16	0.28	4.13	2.52	4.47
2010	30.3	3.10	1.72	1.53	0.82	6.82	1.17	2.21	0.29	4.32	2.56	4.52
2011	30.9	3.06	1.72	1.54	0.88	7.02	1.18	2.26	0.30	4.49	2.60	4.59
2012	31.5	3.03	1.70	1.54	0.94	7.20	1.19	2.32	0.31	4.66	2.64	4.64
2013	32.0	3.00	1.70	1.54	1.00	7.37	1.21	2.36	0.31	4.82	2.68	4.72
2014	32.6	2.97	1.73	1.53	1.06	7.54	1.22	2.41	0.32	4.97	2.71	4.80
2015	33.1	2.95	1.71	1.52	1.11	7.70	1.23	2.44	0.32	5.13	2.74	4.89
2016	33.7	2.94	1.72	1.53	1.17	7.85	1.25	2.48	0.33	5.29	2.77	4.99
2017	34.2	2.92	1.69	1.53	1.23	7.99	1.26	2.51	0.33	5.46	2.79	5.09
2018	34.9	2.91	1.73	1.53	1.29	8.14	1.28	2.54	0.34	5.65	2.81	5.20
2019	35.5	2.90	1.71	1.53	1.35	8.28	1.29	2.57	0.34	5.87	2.83	5.31
2020	36.0	2.89	1.70	1.52	1.42	8.43	1.30	2.60	0.35	6.07	2.85	5.40
2021	36.6	2.88	1.67	1.53	1.49	8.57	1.32	2.63	0.35	6.28	2.86	5.48
2022	37.2	2.87	1.68	1.55	1.56	8.72	1.33	2.66	0.35	6.52	2.88	5.57
2023	37.9	2.86	1.71	1.56	1.63	8.87	1.34	2.68	0.36	6.75	2.89	5.65
2024	38.5	2.86	1.72	1.57	1.70	9.01	1.36	2.71	0.36	6.98	2.91	5.74
2025	39.2	2.85	1.72	1.58	1.77	9.15	1.37	2.75	0.37	7.20	2.92	5.82

